



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-109858-LO

Project Name/Address: Hertzberg Landscaping at 16421 SE 17<sup>th</sup> St.

Planner: Reilly Pittman

Phone Number: 425-452-4350

**Minimum Comment Period:** June 6, 2019

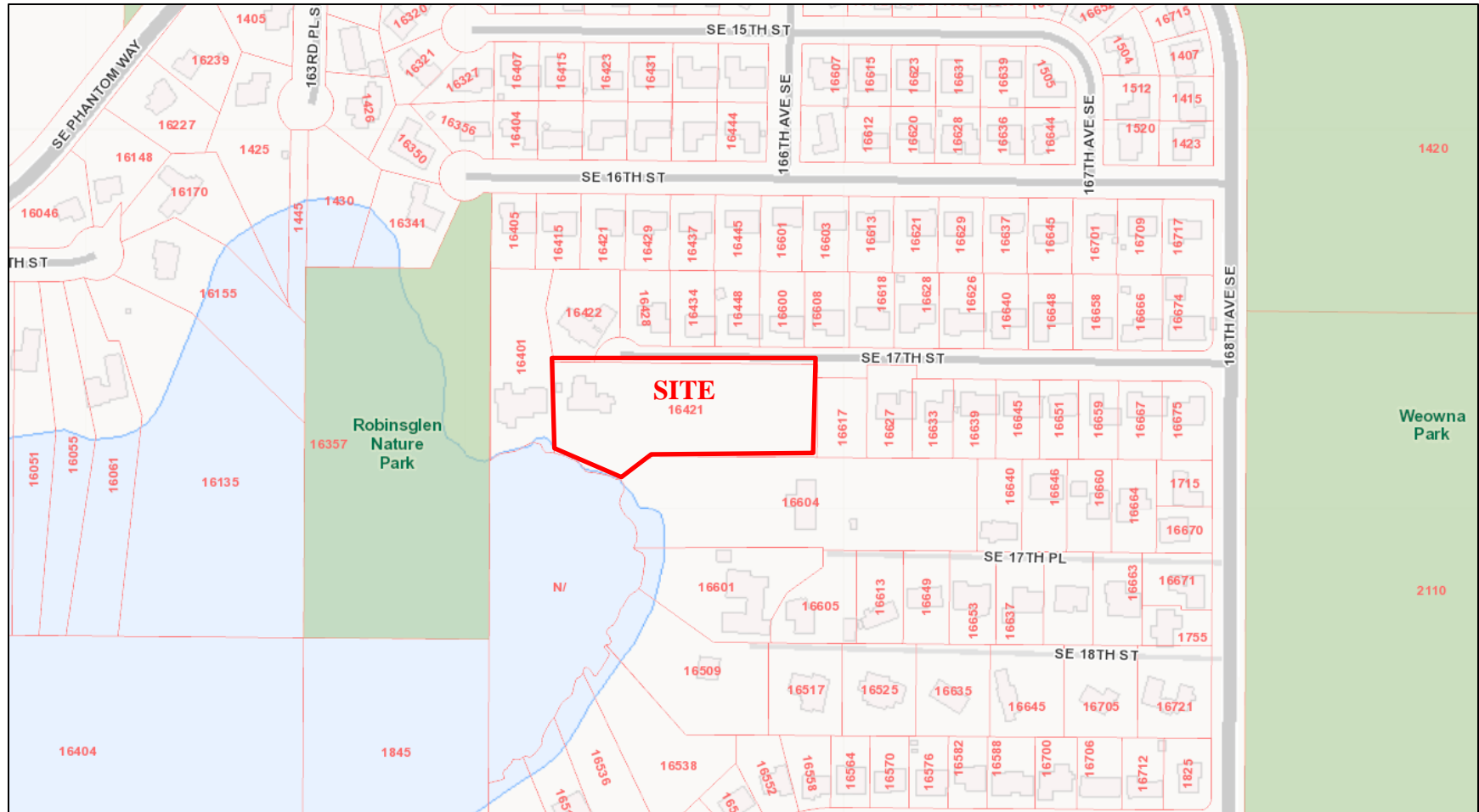
Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other: Vegetation Management Plan

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

- ☒ State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☒ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☒ Attorney General [ecyolvef@atg.wa.gov](mailto:ecyolvef@atg.wa.gov)
- ☒ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

**Hertzberg Landscaping at 16421 SE 17<sup>th</sup> St.  
File 19-109858-LO**





DEVELOPMENT SERVICES DEPARTMENT  
450 110<sup>TH</sup> AVENUE NE  
BELLEVUE, WA 98009-9012

## **SEPA Environmental Checklist**

**Received**  
**APR 18 2019**  
**Permit Processing**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
*Hertzberg Restoration Project*
2. Name of applicant: [\[help\]](#)  
*Marvin Hertzberg*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*16421 SE 17<sup>th</sup> Street  
Bellevue, WA 98008  
Parcel 012405-9020*
4. Date checklist prepared: [\[help\]](#)  
*April 3, 2019*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*The hopeful timing for approval of the Critical Areas Land Use Permit to be issued by the City of Bellevue is 2019.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
*No, only the restoration is proposed to restore the critical area.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
*A Restoration Plan and Vegetation Management Plan has been prepared by Altmann Oliver Associates, LLC*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
*There are no additional applications affecting this property.*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*Critical Areas Land Use Permit approval from the City of Bellevue. **Shoreline exemption will be required as work is within shoreline jurisdiction.***
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)  
*The existing site has a 2,750 square foot single family residence. The site is roughly 87,973 square feet. A planting area of 6,782 square feet is proposed to mitigate the impact of the removal of yellow-flag iris and addition of mulch in the*

critical area. **Proposed restoration is to remedy an enforcement action for placement of mulch intended to control invasive vegetation in a wetland and buffer.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

*The site's tax parcel number is 012405-9020. It's located at 16421 SE 17TH ST Bellevue 98008 A legal description, vicinity map and topographic survey are attached with this submittal.*

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *The parcel is relatively flat across the whole lot.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*Approximately 10%.*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
*The soils are mapped as Arents, Alderwood material, which is moderately well drained.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*No.*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
*N/A*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*No as cuttings will be installed through the existing mulch layer.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*There will be no additional impervious surface.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*None needed as no soil will be exposed.*

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)  
*Does not apply.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
*No.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
*No measures are proposed.*

## 3. Water [\[help\]](#)

### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)  
*Phantom Lake is onsite. Lake Sammamish is approximately 2,115 feet away to the East.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)  
*Yes, 6,782 square feet of planting will be done within 200 feet of Phantom Lake.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)  
*None.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No.*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
*Yes. **Proposed restoration planting is within the floodplain.***
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)  
*No.*

### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so,

give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No groundwater will be withdrawn nor will any water be discharged to groundwater.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)  
*No waste water will be discharged from this project.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)  
*There will be no new runoff for this project.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
*No.*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
*No*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)  
*N/A*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)  
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*  
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*  
☒shrubs  
☒grass  
☐pasture  
☐crop or grain  
☐Orchards, vineyards or other permanent crops.  
☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *small fruited bulrush.*  
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*  
☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)  
*868 willow cuttings will be planted on site. Please refer to the landscape plans prepared by AOA. Yellow-flag iris has been*



*controlled on the site via mulch.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
*None to our knowledge.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
*A restoration plan and vegetation management plan have been prepared for the site.*
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*Yellow-flag iris.*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☒hawk, ☒heron, ☒eagle, ☒songbirds, other: *Click here to enter text.*

mammals: ☒deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
*No threatened or endangered species are known to be on or near the site.*
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*Not to our knowledge.*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*Existing deciduous and evergreen trees will be preserved. The steep slope restoration will provide new native shrubs and trees which will enhance wildlife habitat.*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
*None known.*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
*none*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
*No.*



- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)  
*None.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe. [\[help\]](#)  
*No.*

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

*None known.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*None known*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*The only toxic materials would be those associated with single family homes and the maintenance of the homes.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*None.*

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Usual residential noise, shovels, general outside work.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site. [\[help\]](#)

*On a short-term basis, there will be some noise of trucks for plant deliveries, and noise associated with installation of the restoration plan, and general laborers. On a long-term basis, there will essentially be no noise generated, because of the single-family use.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*None.*

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
*Currently there is a single family residence on site. The parcel is surrounded by other single family homes and the proposed restoration won't directly impact adjacent properties.*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
*Not to our knowledge.*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)  
*No.*
- c. Describe any structures on the site. [\[help\]](#)  
*A 2,750 square foot single family home.*
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
*Not applicable.*
- e. What is the current zoning classification of the site? [\[help\]](#)  
*R-3.5*
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
*Single-family residential.*
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*Does not apply.* **The site is adjacent to Phantom Lake that has a designation of Shoreline Residential. A shoreline exemption application is required.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) **The site has an on-site wetland and 100-year floodplain.**  
*No.*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
*One family.*
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
*None.*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
*None.*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any: [\[help\]](#)

*none*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

*Not applicable.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*none*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None.*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*None.*

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*No proposed structures.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*None.*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*None necessary.*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*None.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No.*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*None.*

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*None.*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Robinsglen Nature Park, Lake Hills Park, Lake Hills GreenBelt Park, Phantom Lake Park, and Weowna Park Trails are within a mile away.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*No.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
*None.*

### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)  
*None to our knowledge.*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)  
*To our knowledge, there are no known archaeological, historical, scientific, and/or cultural landmarks on or next to the site.*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
*GIS mapping was used to look at nearby resources.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
*None.*

### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
*Access to the site is from SE 17<sup>th</sup> street.*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
*The closest transport stop is located at 168th Ave SE & SE 17th St which is approximately 700ft away from the site.*
- c. How many additional parking spaces would the completed project or non-project proposal

have? How many would the project or proposal eliminate? [\[help\]](#)

*none.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

*No.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

*No.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*None.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

*No.*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*None.*

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

*No.*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*None are proposed.*

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

*electricity, natural gas, water, refuse service, telephone, sanitary sewer*

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*Water - City of Bellevue*

## C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signer: *Marvin Hertzberg*

Position and Agency/Organization: *Property Owner*

Date Submitted: *April 16, 2019*

# Altmann Oliver Associates, LLC

# AOA



PO Box 578    Carnation, WA 98014    Office (425) 333-4535    Fax (425) 333-4509

Environmental  
Planning &  
Landscape  
Architecture

April 16, 2019

**Received**  
**APR 18 2019**  
**Permit Processing**  
AOA-5879

Reilly Pittman, Senior Planner  
City of Bellevue – Development Services Department  
[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**SUBJECT: Hertzberg Restoration Plan – 16421 SE 17th St. Bellevue 98008 – Parcel 012405-9020  
Vegetation Management Plan & Maintenance & Monitoring Plan**

Dear Reilly:

This plan is a supplement to the restoration plan for the above- referenced property (see attached Figures 1 and 2).

## **1.0 RESTORATION PLAN**

A critical areas violation was issued on the property due to the owner controlling yellow-flag iris in a disturbed wetland located on the site by suffocating the iris with mulch. The remaining forested wetland was not disturbed. It was not the intention of the owner to disturb onsite critical areas. The project involves spreading out the mulch and replanting with willow cuttings to restore the critical area.

The disturbance area consisted of yellow-flag iris. A portable carport was placed in the area and has since been removed. The entire area consists of mulch and yellow-flag iris. The remaining wetland is forested with native willow. The surrounding buffer is landscaped with lawn and ornamental vegetation.

The restoration plan will need to be implemented between late November and late March if cuttings are utilized. If 1-gallon potted willow are used instead of cuttings, they need to be installed through the mulch layer and can be installed through mid-June or between mid-September and late November. Supplemental hand watering will be required to ensure survival during the dry season.

## **2.0 LONG-TERM MONITORING PLAN**

Upon implementation of the restoration work, the monitoring and maintenance program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue. Plantings will be counted to determine survival rates and invasive cover will be visually assessed. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the restoration area. Review of the photos over time will provide a visual representation of success of the restoration plan.



## **2.1 Goal, Objectives and Performance Standards for Monitoring**

The primary goal of the restoration plan is to replace the habitat functions lost due to clearing. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

### **Objective A**

Limit the amount of invasive and exotic species within the restoration area.

#### **Performance Standard for Objective A**

After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover within all planted areas. These species include, but are not limited to, Scot's broom, Himalayan and evergreen blackberry, reed canarygrass, morning glory, Japanese knotweed, English ivy, thistle, and creeping nightshade.

### **Objective B**

Ensure plant survival throughout the monitoring period.

#### **Performance Standard for Objective B**

There will be 100% survival of all woody planted species throughout the restoration area at the end of the first year of planting. Following Year 1, success will be based on an 85% survival rate. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at Year 2, 30% at Year 3.

## **3.0 LONG-TERM MAINTENANCE PLAN**

Maintenance will be conducted on a routine year-round basis. Additional maintenance needs will be identified and addressed following the annual monitoring review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the biologist or the owner.

### **3.1 Weed Control**

Routine removal and control of non-native and other invasive plants (e.g., Scot's broom, reed canarygrass, Himalayan and evergreen blackberry, Japanese knotweed, English ivy, morning glory, thistle and creeping nightshade) shall be performed by manual means whenever possible.

### **3.2 Contingency Plan**

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the restoration plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the biologist, City of Bellevue, or the owner.

We hope this adequately addresses the City's concerns. If you have any questions, please contact me at (425) 333-4535 or email me at [simone@altoliver.com](mailto:simone@altoliver.com).

Reilly Pittman  
April 16, 2019  
Page 3 of 3

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read "Simone", with a large, stylized circular flourish to the right.

Simone Oliver, Principal  
Landscape Architect

Attachments – Figures 1-2

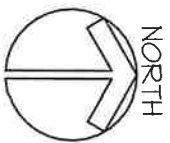
cc: Marv Hertzberg



# GRAPHIC SCALE (IN FEET)



SCALE: 30



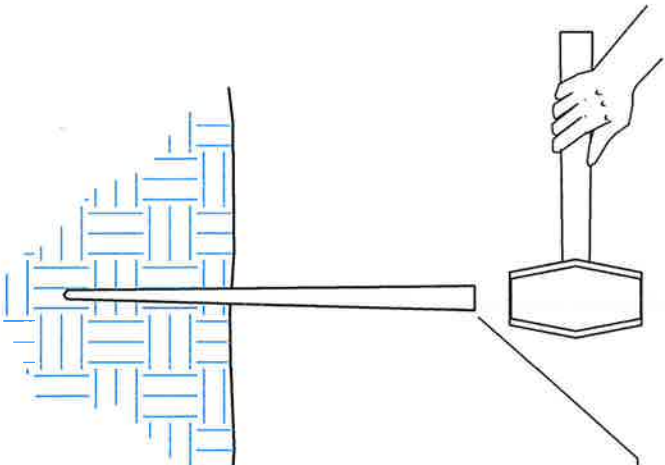
## NOTES:

1. BASE INFORMATION PROVIDED BY MARKED UP
2. MULCH AREA WAS FIELD-VERIFIED BY AOA.

ANNUAL MAINTENANCE SCHEDULE												
MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			I		I	I	I	I	I	I		
GENERAL MAINT.			I		I	I	I	I	I	I		
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						4	4	4	4			

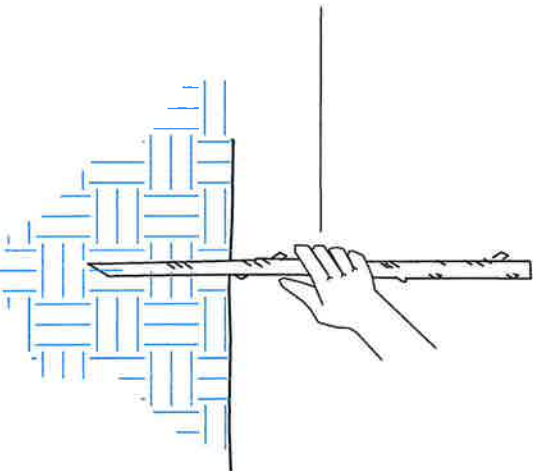
I-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

## CUTTING DETAIL



USE A 24" STEEL BAR OR MARLIN SPIKE AT LEAST 1/2" DIA. AS A PILOT WHEN PLANTING CUTTINGS IN DENSE OR GRAVELLY SOILS. INSERT SPIKE TO A MIN. OF 18". INSERT CUTTING AND TAMP SOIL AROUND BASE.

INSERT CUTTINGS MANUALLY INTO PILOT HOLE TO A DEPTH OF AT LEAST 18". LEAVE A MIN. OF 30" OF CUTTING ABOVE GROUND SURFACE TO ALLOW FOR SUCCESSFUL SPROUTING OF LEAVES.



### NOTES:

- CUTTINGS SHAL IN THE PLANT S
- CUTTINGS SHAL (min.) IN LENGTH
- CUTTINGS MUST CLEARLY REMC CUTTINGS SHAL OF CUTTING.
- THE BUTT ENDS ANGLE FO
- THE TOP SHOU CUTTINGS MUST AFTER CUTTING INSTALLED THE DIP BOTTOM OI HORMONE PRIO
- 

## SPECIFICATIONS

- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- CUTTINGS SHALL HAVE ALL SIDE BRANCHES REMOVED AND BE 0.5" IN DIAMETER MINIMUM, 4' IN LENGTH TRUE TO SPEC DAYS OF INSTALLATION WITH ANGLE CUT ENDS IMMEDIATELY BEFORE INSERTION INTO THE GROUND. PLANT TO A DEPT
- ALL CUTTINGS SHALL BE PLANTED DIRECTLY THROUGH THE MULCH/IRIS AREA TO A DEPTH OF 2' MIN.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REV



GRAPHIC SCALE  
(IN FEET)



SCALE: 1:30



NOTES:

1. BASE INFORMATION PROVIDED BY MARKED UP AERIAL FROM THE CITY OF BELLEVUE.
2. MULCH AREA WAS FIELD-VERIFIED BY AOA.

PLAN LEGEND

---	PROPERTY LINE
---	FLOODPLAIN AND WETLAND
---	3' PATH TO REMAIN
---	MULCH AREA TO REMAIN
---	DOUGLAS SPIREA PATCHES TO REMAIN
---	IRIS & SMALL FRUITED BULLRUSH PATCHES TO BE PLANTED WITH CUTTINGS
---	PLANTING AREA 6,782 SF

PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
SALIX LASIANDRA	PACIFIC WILLOW	3' O.C.	290	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SALIX SCOULERIANA	SCOUER WILLOW	3' O.C.	289	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SALIX STICHENSIS	SITKA WILLOW	3' O.C.	289	4' CUTTING	1/2" DIA. MIN., BARK INTACT

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REVISION	1/2

FIGURE 1: RESTORATION & PLANTING PLAN  
HERTZBERG PROPERTY  
16421 SE 17TH ST. BELLEVUE, WA 98008  
PARCEL 012405-9020

AOA  
Altmann Oliver Associates, LLC  
Environmental Planning & Engineering  
1879 N. 116th St., Suite 100, Bellevue, WA 98008  
206.461.1111

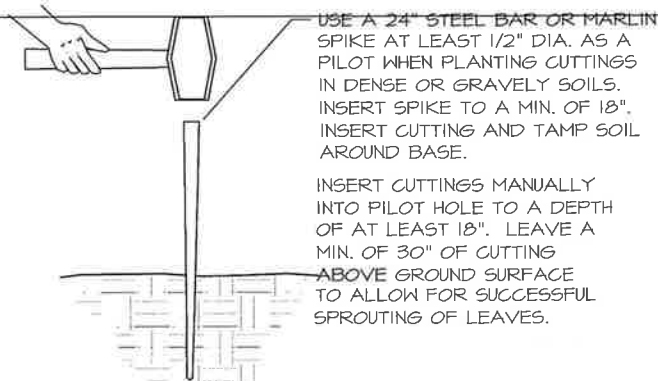


# ANNUAL MAINTENANCE SCHEDULE

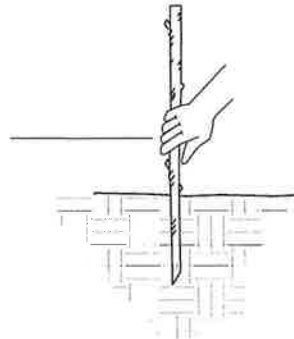
MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1	1	1	1	1	1		
GENERAL MAINT.			1		1	1	1	1	1	1		
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						4	4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

## CUTTING DETAIL



INSERT CUTTINGS MANUALLY INTO PILOT HOLE TO A DEPTH OF AT LEAST 18". LEAVE A MIN. OF 30" OF CUTTING ABOVE GROUND SURFACE TO ALLOW FOR SUCCESSFUL SPROUTING OF LEAVES.



## NOTES:

- CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
- CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
- CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
- THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EASY INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
- CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.
- DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

## SPECIFICATIONS

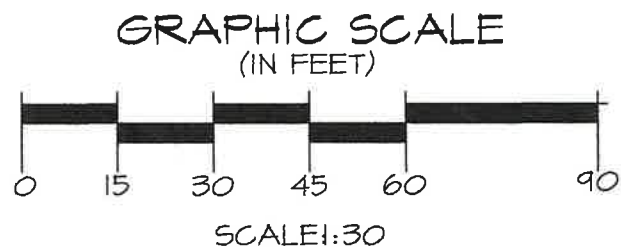
- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- CUTTINGS SHALL HAVE ALL SIDE BRANCHES REMOVED AND BE 0.5" IN DIAMETER MINIMUM, 4' IN LENGTH TRUE TO SPECIES. CUTTINGS SHALL BE HARVESTED WITHIN 2 DAYS OF INSTALLATION WITH ANGLE CUT ENDS IMMEDIATELY BEFORE INSERTION INTO THE GROUND. PLANT TO A DEPTH OF 2' MINIMUM.
- ALL CUTTINGS SHALL BE PLANTED DIRECTLY THROUGH THE MULCH/IRIS AREA TO A DEPTH OF 2' MIN.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE ABOVE.
- PERFORMANCE STANDARDS INCLUDE: 1) YEAR 1 - THERE WILL BE 100% SURVIVAL OF ALL PLANTED SPECIES. FOLLOWING YEARS 2-3, THERE WILL BE 80% SURVIVAL RATE OF ALL PLANTED SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES. 2) FOLLOWING THE FIRST YEAR AFTER PLANTING, A COMBINATION OF NATIVE OR NATURALIZED WOODY VEGETATION WILL COVER AT LEAST 15% OF THE MITIGATION AREA. THE AREAL COVERAGE WILL INCREASE TO AT LEAST 20% FOLLOWING THE SECOND YEAR AFTER PLANTING AND 30% FOLLOWING THE THIRD YEAR AFTER PLANTING. 3) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST 5 YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVERAGE IN ALL PLANTED AREAS. THESE SPECIES INCLUDE BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARY GRASS, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, AND CREEPING NIGHTSHADE.
- ANNUAL MONITORING REPORTS WILL BE PREPARED AND SUBMITTED TO THE CITY OF BELLEVUE IN THE FALL OF EACH OF THE 5 YEARS OF THE 5-YEAR MONITORING PERIOD. THE REPORTS WILL DETAIL IF THE SITE IS MEETING THE PERFORMANCE STANDARDS AND PROVIDE PHOTOS FROM ESTABLISHED PHOTO POINTS.

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SCALE	AS NOTED
DATE	08-13-19
REVISION	2/2

FIGURE 2: PLANTING DETAILS & SPECIFICATIONS  
HERTZBERG PROPERTY  
16421 SE 17TH ST. BELLEVUE, WA 98008  
PARCEL 012405-4020



Atmann Oliver Associates, LLC  
Landscape Architecture  
10000 1st Avenue, Suite 100  
Bellevue, WA 98004  
206.461.1946  
www.aolaworks.com



**NOTES:**

1. BASE INFORMATION PROVIDED BY MARKED UP
2. MULCH AREA WAS FIELD-VERIFIED BY AOA.